

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice
Thursday, April 1, 2010, 7:30 PM
Council Chambers, Third Floor
Vernon Town Hall
14 Park Place
Rockville/Vernon, CT**

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1. Call to Order & Roll Call
 - ◆ **Meeting was called to order at 7:35 P.M.**
 - ◆ **Regular Members Present:** Lester Finkle, Keith Lauzon, Walter Mealy and Francis Kaplan.
 - ◆ **Alternate Members Present:** Charles Bardes and Stanley Cohen. Charles Bardes to sit for Watson Bellows. Stanley Cohen to sit for Chester Morgan.
 - ◆ **Staff Present:** Leonard Tundermann, Town Planner.
 - ◆ **Town Counsel Present:** Susan Boyan, Special Town Attorney.
 - ◆ **Recording Secretary:** James Krupinski
2. Executive session with Assistant Town Attorney Susan Boyan to discuss pending litigation in the matter of Capstone Builders v. Vernon Planning and Zoning Commission
 - ◆ **Walter Mealy, seconded by Stanley Cohen moved a Motion to recess into Executive Session and invites Susan Boyan, Special Town Attorney and Leonard Tundermann, Town Planner to attend. Motion carried unanimously.**
 - ◆ **Executive Session began at 7:36 P.M.**
 - ◆ **Regular Meeting was reconvened at 8:00 P.M.**
3. Administrative Actions/Requests
 - 3.1 Communications received NOT related to Agenda items
 - ◆ **None**
 - 3.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"
 - ◆ **Add Item #7.1 – Discussion of Commission Bylaws.**
 - ◆ **Walter Mealy, seconded by Charles Bardes moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.**
 - 3.3 Acceptance of Minutes
 - ◆ **Francis Kaplan, seconded by Walter Mealy moved a Motion to Approve the Draft Minutes of December 17, 2009. Motion carried unanimously.**
 - ◆ **Francis Kaplan, seconded by Stanley Cohen moved a Motion to Approve the Draft Minutes of December 10, 2009. Motion carried unanimously.**
4. Public Hearings
 - 4.1 Continued Hearing for Application [PZ-2010-02] of Lee & Lamont Realty for a Zone Change from Neighborhood R- 10 to Comprehensive Multi-Family Dwelling Zone and a Preliminary Plan of Development for 35 total Dwelling Units at #41 Pleasant Street and #25 Snipsic Street (Assessor's ID: Map# 41, Block #0015, Lot/Parcel #00028 & 00007)

- ◆ Lester Finkle read a letter from the Local Historic Properties Commission, dated April 1, 2010, opposing the application. (Attachment)
 - ◆ Continued Public Comment:
 - ◆ Robert Hill, 177 East Main Street – Concerned with possible water issues from runoff with development on the proposed property.
 - ◆ Mark Kalina, 33 Snipsic Street – Concerned with recent storm events and impact to downstream homes.
 - ◆ Public Testimony closed at 8:05 P.M.
 - ◆ Rebuttal & Summation
 - Attorney Jacobs:
 - Will need to show during final plan stage that no impact to surrounding neighbors would occur;
 - Not in agreement with the Local Historic Properties Commission decision
 - Suggests stipulations subject to revised Architecture for review at a future date;
 - 14% of site with impervious coverage;
 - Felt conventional development could not occur on the site;
 - No impact would occur on Mr. Kalina's property;
 - Lower public comment compared to the previous application;
 - Stipulations of the Police Chief and the Fire Department have been integrated into the design plans;
 - ◆ Stanley Cohen was concerned with drainage from the property.
 - ◆ Attorney Jacobs stated that the applicant will be required to show that off-site drainage will impact surrounding properties.
 - ◆ Charles Bardes was concerned with the process of blasting and clearing on the site.
 - ◆ Kenneth Peterson, Gardener & Peterson Associates reviewed the process for blasting and clearing the site for development.
 - ◆ Public Hearing was closed at 8:30 P.M.
 - ◆ Leonard Tundermann, Town Planner
 - Reviewed the Draft Motion to Approve;
 - Corrected Application receipt and hearing dates on page 2; Application dated January 8, 2010, a public hearing opened on March 18, 2010, continued to April 1, 2010 and closed on that date,;
 - Conditions on page 3 were renumbered by striking "1. The applicant/developer shall pursue alternative architectural design of the units in consultation with the Local Historic Properties Commission and the Design Review Advisory Commission for submission with the final plan for approval;" Renumbering bullets 2-5 as 1-4 and adding Bullet #5 "%. Sidewalks shall be installed as part of the Final Plans."
 - ◆ Francis Kaplan, seconded by Charles Bardes moved a Motion to Approve the Application as amended by Staff during discussion. Motion carried unanimously.
5. Old Business
- 5.1 Plan of Conservation and Development
- ◆ Consultant is requesting a Special Meeting to discuss Booklet #4 - Conservation.
 - ◆ Commission directed staff in allow to distribute to other commissions for review.
 - ◆ Commission requested discussion be part of the April 15, 2010 meeting.

6. New Business.

6.1 Receipt of Applications:

Application [PZ-2010-06] of Kishan, LLC for Special Permits for sale of alcohol and use within an aquifer protection zone and approval of a Site Plan of Development for a package store at 482 Talcottville Road (Assessor's ID: Map# 09, Block #015T, Lot/Parcel #00030)

- ◆ **Application is currently at the Inland Wetlands Commission for review.**
- ◆ **Keith Lauzon, seconded by Francis Kaplan moved a Motion to Receive and Schedule a Public Hearing on May 6, 2010. Motion carried unanimously.**

Application [PZ-2010-07] of the Vernon Planning and Zoning Commission to amend section 4.25.2 of the Zoning Regulations, Area and Yard Requirements in the Planned Development Zone - Exit 67 Area, to eliminate the incremental setback requirement for building footprints exceeding 40,000 sq. ft.

- ◆ **Keith Lauzon, seconded by Francis Kaplan moved a Motion to Receive and Schedule a Public Hearing on May 6, 2010. Motion carried unanimously.**

7. Other Business

7.1 Additional business to be considered should be introduced under PZC meeting agenda item "#2.2 Amendment / Adoption of Agenda" at the beginning of the meeting.

7.1.1 Discussion of Commission Bylaws

- ◆ **Leonard Tundermann, Town Planner supplied Bylaws from the Town of South Windsor and the Town of Plainville as examples to assist in drafting.**

8. Adjournment.

- ◆ **Francis Kaplan, seconded by Walter Mealy moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 8:51 P.M.**

James Krupienski
Recording Secretary